

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: November 4, 2004

ITEM No. 5

CASE NUMBER/
PROJECT NAME

22-ZN-2004
W Hotel Scottsdale

LOCATION

7243 E Camelback Rd

REQUEST

Review the proposed amended development standards.

OWNER

Downtown Scottsdale
Development LLC
480-748-8888

ENGINEER

ARCHITECT/
DESIGNER

Hornberger & Worstell
415-391-1080

APPLICANT/
COORDINATOR

Hornberger & Worstell

BACKGROUND

History.

On October 7th and 21st, 2004, the Development Review Board reviewed the proposed W Hotel design approach at the Board's study session. Issues emphasized by the Board are summarized below:

- Strong pedestrian environment
- Camelback Road façade treatment and setback
- The proposed building scale and massing relationship to the development standards
- Entrance function with porte-cochere

Downtown Plan.

The Downtown Plan designates this area as Office Residential Type 2, with the primary land uses planned for this area being office, residential, and hotels. To develop a strong mixed-use character, development flexibility for land assembly, shared parking facilities, floor area, and height adjustments is allowed. The Type 2 Development designation places emphasis on intermediate-scaled structures having a good pedestrian environment with efficient auto access. Open space is encouraged for privacy and amenities vital to residential/hotel uses, and flexibility toward building height is allowed to encourage quality design for mixed-use projects.

Zoning.

The subject property currently has multiple zoning districts. The west half of the property is zoned Highway Commercial, Downtown Overlay District (C-3 DO), the former alley bisecting the property is zoned Automobile Parking, Downtown Overlay District (P-2 DO), and the east half of the property is zoned Central



Business, Parking, Downtown Overlay District (C-2 P-3 DO). These zoning districts allow for a wide variety of commercial uses to serve the community, as well as limited residential and parking opportunities.

Context.

This property is located along Camelback Road between Brown Avenue and Buckboard Trail, is surrounded by a variety of land uses, and is located near an active entertainment district. To the north of Camelback Road is an electrical substation and multi-family residential. To the west are a variety of offices, restaurants, and nightclubs. To the south and west are office buildings. Multi-use downtown projects are planned or under construction further to the west at the intersection of Camelback Road and Scottsdale Road that will tie into the existing canal waterfront and the existing Fashion Square Mall.

APPLICANT'S
PROPOSAL

Applicant's Request.

This is a request to review the proposed amended development standards as part of the rezoning proposal for the proposed W Hotel development. Because the proposal is to rezone the property to the Downtown Office Residential Type 2 District, Planned Block Development, Downtown Overlay (D/OR-2 PBD DO), all proposed amendments to the development standards are required to first be heard by the Development Review Board. The development request also includes an alley abandonment (case 19-AB-2004).

The zoning and alley abandonment requests are currently scheduled to be heard by the Planning Commission on November 10, 2004, and by the City Council on December 7, 2004. Comments and a recommendation made by the Development Review Board will be forward to the Planning Commission and City Council.

Development Information:

- Parcel Size: 2.2+/- acres
- Proposed use: Mixed used (hotel, residential, restaurant, retail)
- Building Height: 72 feet (7 levels)
- Number of Units: 225 hotel rooms, 25 condominiums
- Proposed Square Footage: 200,000+/- square feet
- Parking: Underground

Amended Development Standards:

Required Standard	Amended Standard
40 foot setback on Camelback	10 foot avg. at first story 80 foot avg. at taller building areas
20 foot setback on Brown	10 foot average
20 foot setback on Buckboard	15 foot average
20 foot setback on Shoeman	10 foot average
350 foot building size maximum on any one side	390 foot building size maximum on any one side (one story podium)
550 foot building size maximum on two adjacent sides	No change
200 foot building size maximum above 38 foot height; 200 foot horizontal wall without architectural break	275 foot building size maximum above 38 foot height on Buckboard; Architectural break redefined as changes in wall plane and façade treatment (bays and materials)
2:1 stepback above 38 foot height (15 foot encroachment not to exceed 25% of building elevation)	Delete standard; replace with alternative design for setbacks and stepbacks
25% of front bldg face below 26 feet at front building setback; 25% of first level width of projected street elevation must be at least 10 feet behind setback	25% of bldg face setback 10 feet from one story podium line along Camelback

While deviating from the strict standards of the Downtown District, the applicant proposes that the development will meet the same goals and objectives promoted by the standards. The amended standards are proposed to allow the applicant to construct a strong mixed-use project on a relatively small lot in downtown. The development proposes active street frontages by providing storefronts along the streets, covered walkways, and courtyard and patio opportunities. The building massing is proposed to be designed with a variety of massing, architectural details, and building materials to reduce the apparent size of bulk of the building. The proposed hotel is programmed to compliment the surrounding entertainment uses and will not be burdened by the nearby nightlife activities.

STAFF
RECOMMENDATION

Staff recommends approval.

STAFF CONTACT(S)

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 Chief Planning Officer
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ATTACHMENTS

1. Applicant Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Downtown Plan
4. Zoning Map
5. Context Site Map
6. Site Plan
7. Floor Plans
8. 3D Massing Model Views

Project Narrative

W Scottsdale

Triyar Hospitality Scottsdale LLC

October 8, 2004

W Scottsdale Hotel and Residences
Amended Development Standards Summary
22-ZN-2004 & 19-AB-2004
Submitted October 20, 2004

The following is a list of Zoning Ordinance Development standards for which amendments are proposed as part of a rezone to the D Downtown District.

General notes:

While the project setbacks are determined from the planned curb line, the site property line is outside the proposed curb line for the majority of the site frontage. In general, the project's mass is composed of a guestroom and residential element of six stories which sits above a one story podium element. The taller portion is set back from the podium on three sides, and its size and bulk are broken up into a number of "bay window" volumes on each street frontage to suggest a series of smaller, residential scale buildings. For continuity of street spaces, each street frontage has a one story podium or "base" expression which is parallel to the street, reducing gaps of undefined space.

At the street level, an additional emphasis has been placed on concentrating public functions (such as retail, spa etc.), with frequent openings, along the east (Buckboard) side of the site in to reinforce current and future pedestrian activity. The remaining three sides have additional public functions, including restaurant, hotel entry, function terrace, employee training and break areas, etc. These street level elevations will utilize a combination of rich materials such as stone cladding, along with scale defining elements such as canopies and expressed columns, to create pedestrian interest. Blank, flat walls without openings will be eliminated, and utilize glazed display openings where windows are not feasible. On each frontage, minimum sidewalk width of 10' will allow street trees and additional landscaping.

Proposed Amendments:

5.3061H Camelback Road setback of 40'.

Proposed Amendment: Single story average 10' setback, taller building areas average 80' setback.

The portion of the project which reaches maximum height is set back significantly from the Camelback frontage, with a minimum of 80'. In order to create an active street front, the hotel porte cochere and restaurant are set back between 30' and 20' at Brown and Camelback, with the single story porte cochere set back at least 10' from planned curb west of the entry, and at least 22' east of the entry. This helps make a definitive streetscape and brings a public function of the project out to this important corner. The proposed setback also allows for outdoor dining adjacent to the sidewalk.

5.3066 Minimum Front Building Setback. Minimum 20' front setbacks at Buckboard Trail, Shoeman Lane, and Brown Avenue.

Proposed Amendment: 15' average setback at Buckboard, 10' average at Shoeman and Brown.

The project's location creates a unique setback condition, with no side or rear orientations (which would carry no setback requirements). In order to encourage a more pedestrian friendly and active street frontage, the taller portions of the building are set back from the sidewalk on the majority of its' north, south, and west facades. These single story elevations greatly reduce the scale at the sidewalk level and have average 10' setbacks from planned curb, with some areas set back 20'.

On the east (Buckboard) side, the taller facade is set back 15' average, creating a wider sidewalk in front of the storefront areas on this side. This extra width will allow upgraded amenities such as benches, street trees, and streetlamps along this edge. To further mitigate this reduced setback, a series of protruding canopies cover the sidewalk, provide shade, help define the "base" of the façade, and make significantly smaller scale for pedestrians.

5.0361D,F Building Maximum Size. Maximum 350' building length along one side, 550' along two adjacent sides. 200' maximum building length maximum above 38'. 200' Maximum without "break".

Proposed Amendment: Maximum 390' of one story podium along one side. Maximum 275' above 38' with significant changes in plane and façade treatment for walls more than 200'.

The single story podium which forms the project's streetscape extends along the majority of the site, exceeding the 350' maximum at 390' on the west side. To mitigate this length, the design will include significant changes in both material and vocabulary on all sides, maximizing interest and reduced scale at the sidewalk. Along the Buckboard side, this will include a colonnade parallel to the street. In addition, frequent building entrances, especially along Buckboard, allow access to active public and non-public functions which have sidewalk exposure, including back-of-house functions such as training and employee break areas. A shaded outdoor dining area is envisioned for the Camelback and Brown corner. The Function Terrace at Shoeman and Buckboard is an indoor/outdoor space visible from the sidewalk and street, shaded and screened with landscaping and fabric canopies.

The proposed project includes 225 hotel guestrooms, configured in a double loaded corridor arrangement. In order to stay below the maximum building height, the taller guestroom areas are arranged in distinct "wings" which measure 255' on the west side of the site and 275' on the east side. These exceed the 200' maximum length above 38'. In order to mitigate these longer walls, a combination of change in plane and change in materials are used to break them down in scale. Along the west (Brown) façade, the entire wall is rotated 9 degrees in plan after the initial 160', with a large notch at the inside corner. This allows the remaining 95' to set back an additional 10'. Along the east (Buckboard) façade the wall also has an inset notch after the initial 200', and the remaining 75' is designed with a significantly different vocabulary, utilizing deeply inset punched openings in a contrasting material type and color.

5.0361 J, N Building Envelope. 2:1 step back above 38' height.

Proposed Amendment: Significant step backs above 17.5' podium wall on north, west, and south facades. Additional step back at topmost occupied level.

While the majority of the building's taller facades step back from the street and podium level, the walls above 38' do not step back at 2:1. The project's hotel guestrooms begin on the second level, continuing for a total of five levels. Each guestroom has a bathroom, each oriented back-to-back and stacked above the bathroom below. This arrangement is necessary to allow for the intensive plumbing associated with more than 225 bathrooms. Stepping the guestrooms back would offset this plumbing, and require the hotel guestrooms to become smaller on the building's upper floors. With the maximum building height, the hotel's guestrooms cannot reasonably fit if stepped back. The highest floor in the building will be residences, which can be stepped back from the guestrooms below.

- 5.3063 Building Lines. a. Minimum 25% of building face at front building setback.
b. At first level, minimum 25% width of projected elevation must be at least 10' behind front building setback.

Proposed Amendment: 25% of building face set back 10' from one story podium line along Camelback.

- a. (see 5.3061H above) b. While the projected elevation of the restaurant is not 10' behind the front building setback line, it is set back at least 10' from the remainder of the front façade, and is at least 25% of that frontage.

Development Team

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Project Introduction

Downtown Scottsdale has been the focus of much discussion, study and debate over the last several years regarding the apparent decline of its business and retail core. As a means to infuse the area with new life and secure the long term sustainability of the area, the City, business owners and citizens have expended significant time and energy to the subject of revitalizing Downtown. As a result, several important new projects, both public and private, around the perimeter of Downtown are currently underway, but Downtown Scottsdale still needs to embrace a broader range of uses to secure its future. The W Scottsdale Hotel and Residences has the potential to be a very important cornerstone in the future of Downtown Scottsdale.

The project site, which is approximately two (2) acres located on the south side of Camelback Road between Brown Avenue and Buckboard Trail, must be rezoned from C-2, C-3, P-2 and P-3 DO to Downtown Office/Residential Type 2 Planned Block Development Downtown Overlay (D O/R Type 2 PBD DO) with Amended Development Standards. An Abandonment of an existing alley on site is also part of this application.

The W Hotel

Starwood Hotels and Resorts (parent company of W Hotels) in collaboration with Triyar Hospitality Scottsdale L.L.C. is proposing to bring the W Scottsdale Hotel and Residences into the heart of what has become known as Scottsdale's Entertainment District. The W concept for Scottsdale includes a traditional hotel component, a spa, specialty retail combined with a full service whole ownership condominium element. Scottsdale is one of a few select cities that have been chosen for development of the new W Hotel and Residence concept. Dallas, Texas, South Beach, Florida and Ft. Lauderdale, Florida also have similar projects under development. Additionally, the W San Diego has recently been completed in the downtown Gaslamp entertainment district. This property has been extremely successful and has many parallels to the Scottsdale location.

W Hotels are known for their world-class design and energetic ambiance. The W Hotel experience is unique within the travel industry and the W is viewed as a destination address. The W Scottsdale is anticipated to be an anchor for Downtown Scottsdale's Entertainment District and will serve as a catalyst in the ongoing revitalization of the Downtown area. Scottsdale has a growing population of young professionals, an important component of the "knowledge workers," who are an vital element in spurring the local economy and contribute greatly to economic development. As a proven attraction for this demographic segment, the W Scottsdale will become a destination. Similar W projects in Dallas, Texas and Ft. Lauderdale and South Beach, Florida are being viewed by those cities as centerpieces in the revitalization and development of the areas in which they are located.

The W Hotel is a component of Starwood Hotels and Resorts Worldwide Inc. Starwood is one of the leading hotel and leisure companies in the world with more than 750 properties in more than 80 countries. With internationally renowned brands, Starwood is a fully integrated owner, operator and franchisor of hotels and resorts including St. Regis, The Luxury Collection, Sheraton and Westin.

Triyar Hospitality Scottsdale, L.L.C., is a local development company with an extensive resume of retail and residential projects in Arizona, Texas and California. Local development projects include:

Renaissance Specialty Retail Center. Located at the NEC of Scottsdale and Camelback Roads in the heart of downtown Scottsdale, this 40,000 square foot retail center was completed in 2002.

24th Street and Baseline Retail Center & Residential Development. Located at the southeast and southwest corners of 24th Street and Baseline Roads in Phoenix, this 70 acre mixed-use development includes 25 acres of regional commercial and 47 acres of residential development.

Copper Falls, a master planned residential community in Buckeye. Located at the NWC of Southern and Miller Roads, this two-phased, 280 acre community includes six distinctive residential neighborhoods, two commercial centers and an office / medical park.

Existing Site Conditions

The project site is comprised an approximately two (2) acre city block, currently vacant and zoned C-2, C-3, P-2 and P-3 DO. The site is located on the south side of Camelback Road between Buckboard Trail and Brown Avenue. The site is located within the Downtown Overlay district.

Importantly, this site is located in the heart of Downtown Scottsdale's emerging Entertainment District with frontage on Camelback Road. The immediate area has a strong nightlife component that coexists with daytime office uses to create a very vibrant setting for the hotel. Tremendous opportunities for shopping exist as the site is close to the gallery district and Scottsdale Fashion Square. There are a number of restaurants in the immediate area as well as civic destinations such as the Scottsdale Municipal Stadium, Scottsdale Center for the Arts and Scottsdale Museum of Modern Art. The currently under construction Scottsdale Waterfront project will also create additional draw for Downtown Scottsdale.

Rezoning Request and Detailed Project Description

Downtown Scottsdale is currently experiencing a revival with public and private investment exceeding \$559 million and the development of several important projects including the Scottsdale Waterfront mixed-use development, Hotel Valley Ho renovation and The James Hotel. Several other residential, retail and office projects are currently undergoing review by the City that will further enliven Downtown if approved. The W Scottsdale will be a very important component in the continuing successful effort to revitalize Downtown Scottsdale. The W Scottsdale Hotel + Residences proposal has the potential to create a very synergistic relationship with other existing uses in the area. The hotel and its guests are a natural compliment to the high energy entertainment uses located in this area of Downtown Scottsdale. The hotel may also be able to establish a very beneficial relationship with the Galleria office building and other office facilities in the area by providing an amenity rich, convenient destination for business travelers.

Specifically, the W Scottsdale proposal is a mixed-use hotel, spa and residential property. This seven (7) story (not to exceed 72 feet in height pursuant to the City of Scottsdale Zoning Ordinance) 225 room high-end hotel will also include 25 private residences, a signature restaurant, ballroom and several private meeting rooms as well as street front specialty retail space. Primary parking for the project will be provided by an on-site underground parking garage.

The building itself, as a Scottsdale style "urban" hotel, is intended to address both the neighborhood and specific block on which it sits. The project's north facing Camelback frontage is recognized as giving identity on a greater scale, while its other frontages provide significant place-making and pedestrian opportunities for Scottsdale's downtown on a smaller, neighborhood scale.

The project's massing and position on the site are governed substantially by the hotel guestroom program and the Zoning Ordinance height limitation. The hotel and residences have distinct wings that spread along the Brown Avenue and Buckboard Trail street fronts and is situated above a lower podium element housing the hotel's public and retail areas. The guestroom and residential floors are a narrow 49 feet in width, in a double loaded configuration with over 50 rooms per floor, providing guests and residents with expansive views wherever possible. Below these, the hotel's public function faces out to the neighborhood in an urban relationship, creating a street edge along most of the site. On site parking will be below grade, accessed directly from the hotel entry for convenient valet service for guests.

Active public functions in the building will be directly accessible from the street, with the signature restaurant anchoring the important corner of Camelback Road and Brown Avenue, allowing visitors to experience the building and the vibrancy of the hotel approaching from the west. The project's "front door" will be a porte cochere entry facing Camelback Road, with a deceleration lane on site to bring cars safely inside. The Camelback frontage includes a one story pool, spa and fitness deck above the entry, keeping the higher mass of the building set back significantly from the property line.

Along Buckboard Trail, a series of one story stone clad storefront openings on a widened sidewalk (approximately 15 feet) include additional streetscape functions, as well as another public entry for the hotel. The hotel's namesake "W" boutique, along with other retail lease spaces will share the Buckboard Trail façade with a small residential entry and garden, and a storefront entry for the spa. At the corner of Buckboard Trail and Shoeman Lane, there will be a shaded outdoor function terrace. This arrangement is intended to bring activity and a pedestrian friendly scale to the Buckboard Trail side, and create an interactive dialogue with the Entertainment District concept for the neighborhood as a whole. A series of protruding canopies will provide both shade and reduced scale at the sidewalk, with street trees to compliment those found on the west side of the street.

Along the project's Shoeman Lane and Brown Avenue frontages, the single story podium houses a ballroom and meeting area, and back of house hotel functions such as employee areas, administration and kitchen, with the guestroom and residential tower set back from the street above the podium level. The materials envisioned for these pedestrian level areas include stone and clear glazing at the retail storefronts, with significant landscaping at the entry and in planters at key points around the building.

Within the hotel, the center of activity will be the signature "living room" lobby area, for which W hotels are well known. The living room features lounge and seating areas, a bar, and is flanked by both the restaurant and hotel front desk functions. The ballroom and meeting areas are accessed through a gallery space, which also brings guests to the hotel room elevators. A grand stair will draw guests up from the living room to the pool deck above. The pool deck program includes an indoor/outdoor meeting area, fitness and spa facilities, and dining and bar areas. The pool itself will be flanked by extensive lounge areas and pool cabanas, positioned to the to capture winter sun and views of Camelback Mountain. Closer to the tower, a more secluded series of suites with private terraces and outdoor spa area have direct access to the pool.

The hotel guestrooms will continue from level two up through level portions of level six, oriented both towards the pool deck below and outward to views of the mountains and Downtown Scottsdale. Guests will arrive via a bank of high-speed elevators located on the Buckboard Trail side of the hotel, and circulate via corridor to rooms. Larger hotel suites are positioned at the northeast and northwest corners facing Camelback Road and the mountains to afford increased views and plan flexibility. Rooms in these locations will focus around sliding glass walls that open towards Camelback Road, adding depth to the façade and bringing vibrant hotel activity out into areas visible from the street. The materials for the guestroom exterior will include high performance glazing in aluminum framing, set against a warm toned background material to compliment the stone below.

Private residences will begin on level six, with level seven being dedicated entirely to residential. These levels have exclusive elevator service, allowing direct access from dedicated parking stalls up to a private pedestrian entry and hotel public areas, including the pool deck. While the exterior of the residences will closely resemble the hotel areas, additional balconies will punctuate the façade at key points. Set back from the façade at the top of the building, a penthouse will occupy a portion of the roof to house common mechanical equipment and elevator machinery.

Amended Development Standards

The following is a description of the proposed Amended Development Standards for the W Scottsdale:

Ordinance Section	Type of Standard	Proposed Development Standard
5.3060.I and 5.3090	Floor Area Ratio	1.8 FAR to include: <ul style="list-style-type: none"> .8 ordinance allowed FAR .3 underground parking bonus .1 PBD bonus .4 Residential/Hotel bonus .2 Special Incentive bonus
5.3061.H	Minimum Front Building Setback	Camelback Rd. - average 10 feet Shoeman Lane - average 10 feet Buckboard Trail - average 10 feet Brown Avenue - average 10 feet
	Parking	TBD pending results of a parking analysis
5.3061.D	Building Size Maximum	Brown Avenue – 400 feet below 38 feet Buckboard Trail – 400 feet below 38 feet Brown Avenue – 257 feet above 38 feet Buckboard Trail – 264 feet above 38 feet Front and Side – 586 feet
5.3060 III 5.b 5.3061.F.1	Large Walls – Horizontal Dimension	Buckboard Trail – 264 feet Brown Avenue - 257
5.3060 III 5.a 5.3061.F.2	Large Walls – Vertical Dimension	Waive requirement for limits of the “vertical dimension” of large walls.
5.3060 III.6	Building Envelope	Waive the required building envelope requirements for all locations on the site where the encroachments beyond the building setback plane occur.
5.3060 III.7	Encroachments Beyond Setback Plane	Allow the vertical encroachment to exceed 15 feet on a maximum of 100% of the length of the building on all street frontages.
5.3060 III.8	Building Lines	Waive the requirement that a minimum of 25% of width of projected street elevation must be at least 10 feet behind front building setback on all street frontages.

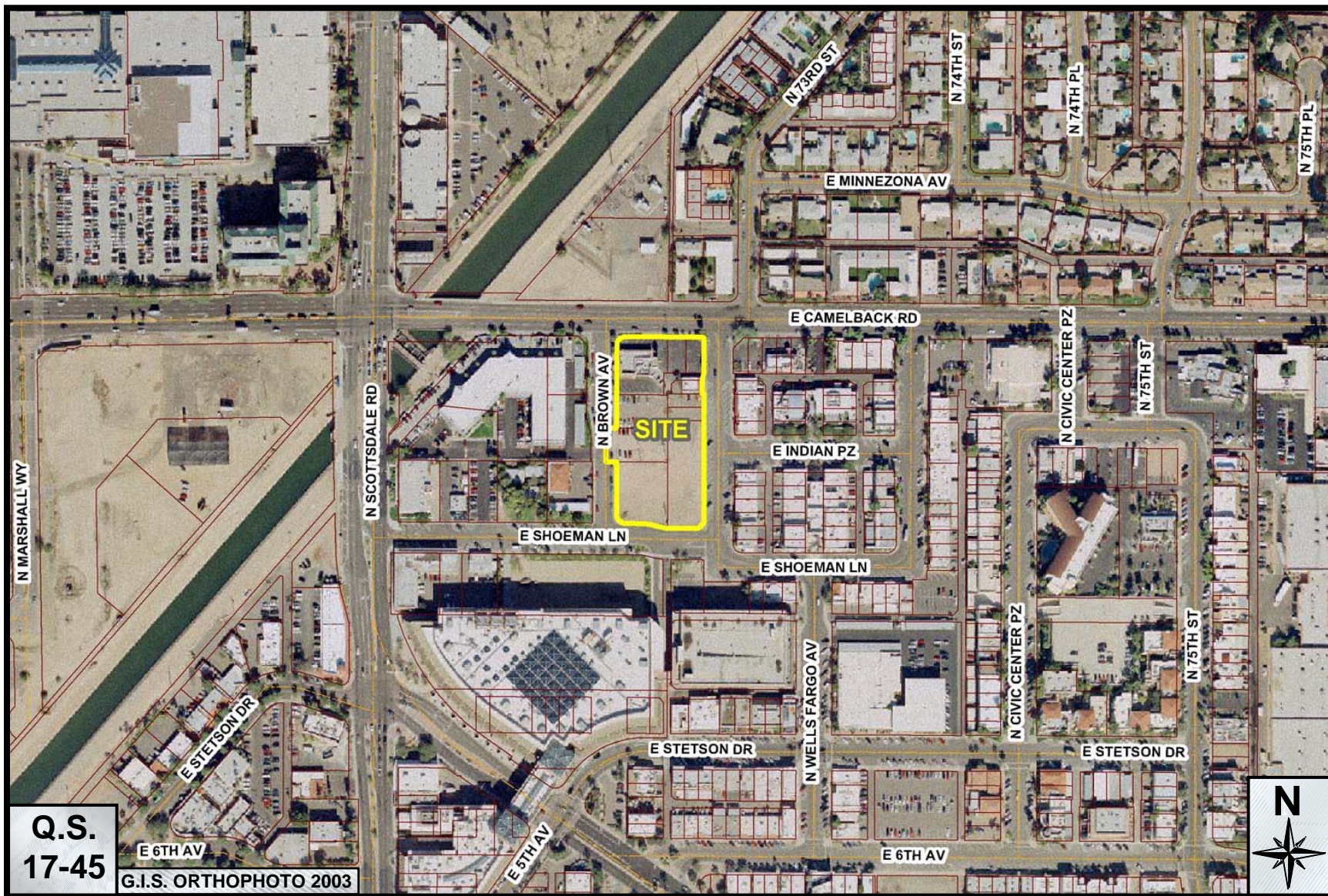
**** discussion and justification of specific amended development standards to be submitted at a later date***

Cultural Improvements Program

**to be submitted at a later date*

Abandonment Application

There is an existing alley located on the site, which must be abandoned to facilitate development of the hotel. The alley does not serve any existing development, and accordingly there is no outside impact associated with the abandonment request.



W Hotel Scottsdale

22-ZN-2004

ATTACHMENT #2

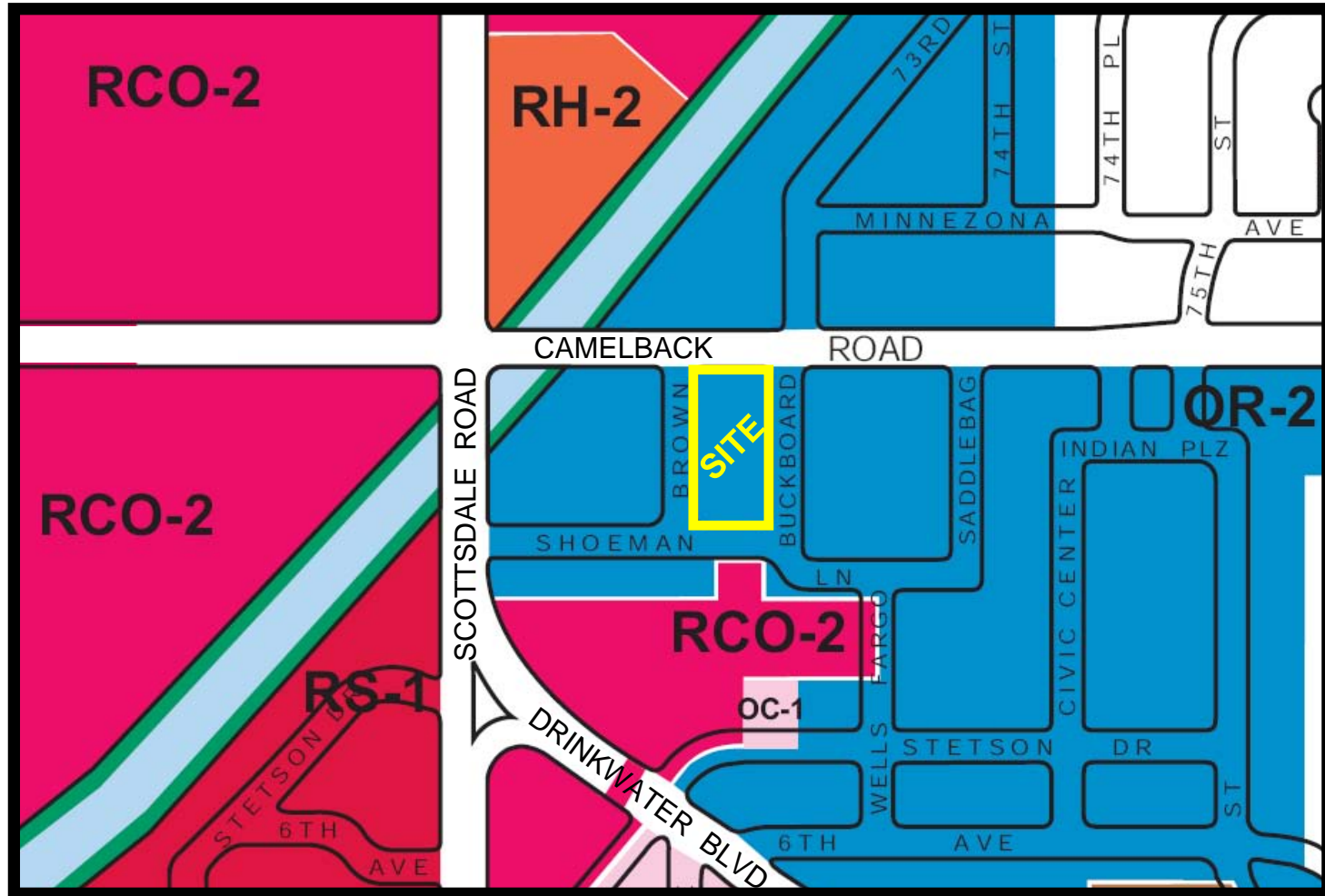










W Hotel Scottsdale

22-ZN-2004

ATTACHMENT #2A

Downtown General Plan

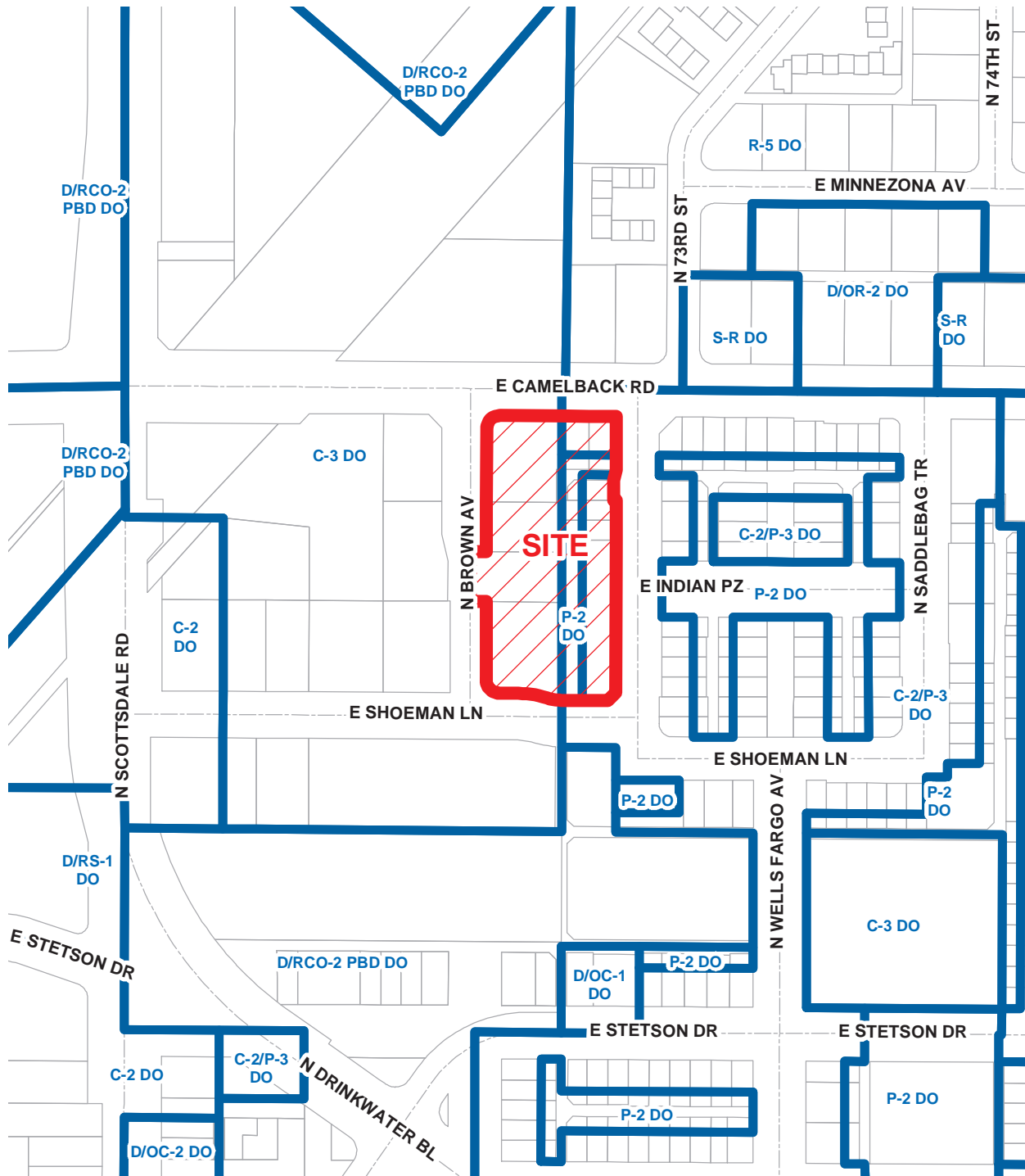


	Retail Specialty		Residential/Hotel
	Office Commercial		Regional Commercial/Office
	Civic Center		Residential High Density
	Office Residential		Medical



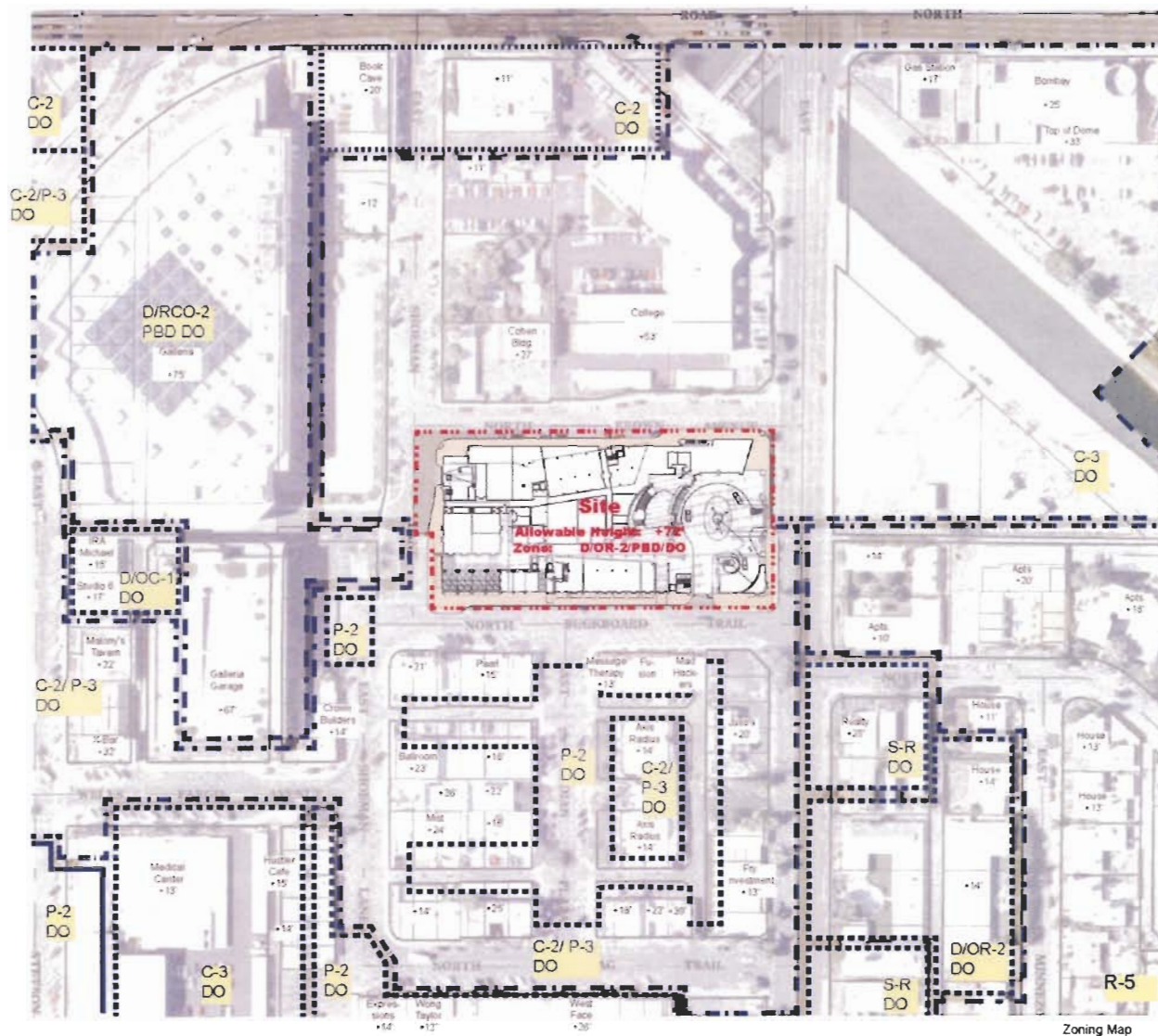
22-ZN-2004
ATTACHMENT #3

Rezone from Central Business District, Highway Commercial District, Parking Districts and Downtown Overlay to rezone the property to Downtown/Office Residential District Type 2, Planned Block Development, Downtown Overlay (D/OR-2 PBD DO) with amended development standards



22-ZN-2004

ATTACHMENT #4



TRIYAR
Hospitality LLC
7800 North
44th Street
Suite 150
Phoenix, AZ 85008

W
SCOTTSDALE
Hotel + Residences
schematic design
documents

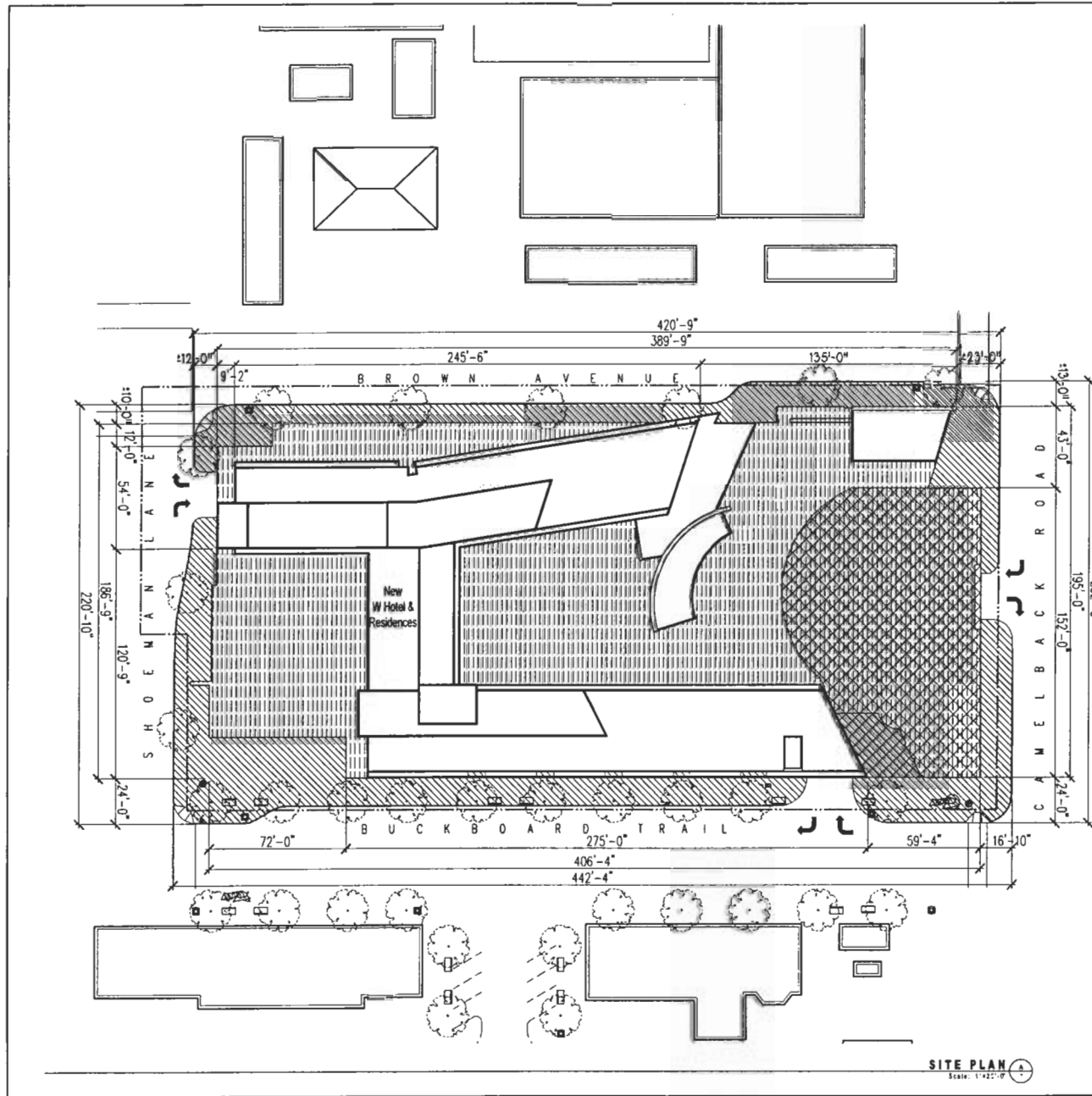
Combined Aerial + Context
Site Map

Hornberger
Worstell

Hornberger + Worstell Inc.
Architects & Planners
179 Main Lane
San Francisco, CA 94103
www.hornbergerworstell.com

Issued
10.19.04 rev.1
PLANNING SUBMITTAL

Hampton Inn +72
(Two Blocks East)



Site Plan Worksheet

Site Area Per ALTA Survey: 95,148 SQ FT
 Total Site Area: 128,273 SQ FT (including Deductions prior to 1987)

F.A.R. Allowable Area: = 204,391 SQ FT
 Total Building Area: 198,107 SQ FT

Total Parking Required: 459 (294 with credits)
 Total Parking Provided: 459 (217 on site)

Building Height: 72 Feet

Site Plan Legend

Denotes Street Level Open Space: [Pattern]
 Denotes Podium Level Open Space: [Pattern]
 Denotes Porte Cochere Open Space: [Pattern]



LOCATION MAP

TRIYAR
 Hospitality LLC
 2800 North
 4th Street
 Suite 150
 Phoenix, AZ 85008

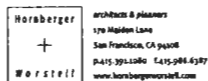
W
SCOTTSDALE
 Hotel & Residences
 schematic design
 documents

SITE PLAN

Hornberger
 +
 Worstell

Hornberger & Worstell Inc.
 Architects
 1000 N. 1st Avenue
 Suite 100
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 602.258.1000
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Issued
 10.19.04
 PLANNING SUBMITTAL

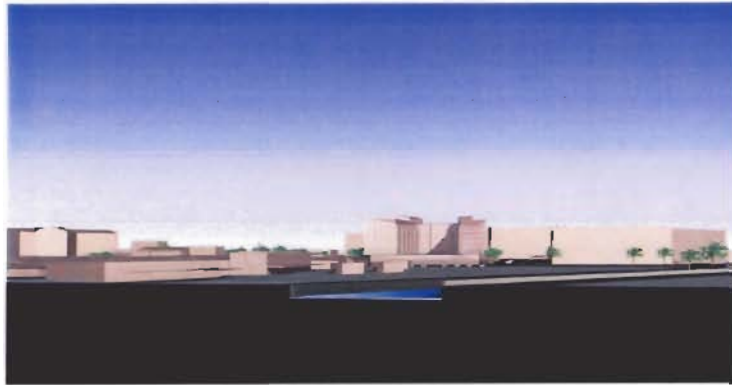


W SCOTTSDALE
LEVEL ONE 1"=30'-0"
10.20.04 planning submission



Hornberger
 +
 Wurster
 architects & planners
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 415.398.1080 415.398.4397
 www.hornbergerwurster.com

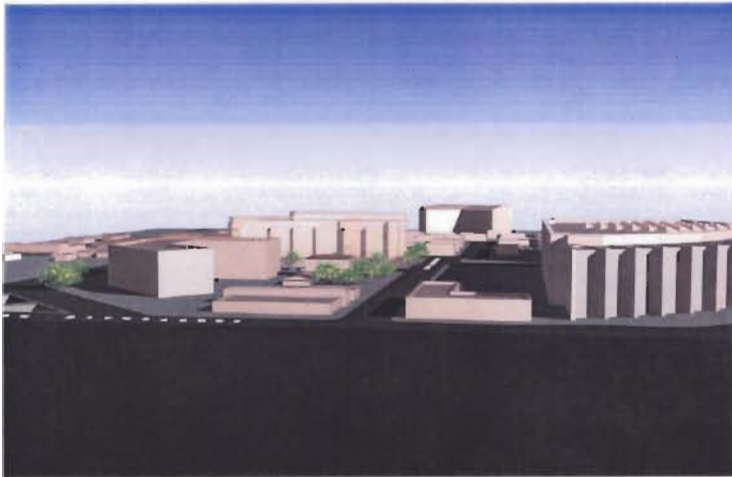
W SCOTTSDALE
 LEVEL THREE - FIVE
 10.20.04 planning submission
 1"=30'-0"



View looking South



View looking West



View looking East



View looking North-East

TRIYAR
Hospitality LLC
2800 North
44th Street
Suite 150
Phoenix
AZ 85008

W
SCOTTSDALE
Hotel • Residences
Architect: design
brooks# pac#06

3D MASSING MODEL VIEWS

Hornberger
Worstell
Hornberger & Worstell Inc.
475 Market Lane
San Francisco
California
94105
www.hornbergerworstell.com

10.19.06
PLANNING SUBMITTAL

Model is not to scale
Model is for informational purposes only
Model is not to be used for any other purpose without the written consent of the architect